



POSTED: JULY 12, 2021

## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

### Meeting Agenda City of Warwick Planning Board

Date: Wednesday, July 14, 2021  
Time: 6:00 p.m.  
Location: Via Zoom Virtual Meeting  
<https://zoom.us/j/96485568891>  
or  
Via Phone  
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or  
833 548 0276  
Webinar ID: 96485568891

**I. Call to Order**

**II. Meeting Minutes—Discussion and/or Action and/or Vote:**

A. May 2021 Meeting Minutes

**III. Applications—Discussion and/or Action and/or Vote, which may include, but not limited to, continuation of the application to a date to be determined at the meeting, approval, approval with conditions or denial of proposed applications, as may be modified by testimony and/or evidence presented throughout the meeting:**

**A. Public Hearing  
Major Subdivision  
Winnisquam Plat  
Preliminary**

Location: 21 Silent Drive  
Major Potter Road  
Winnisquam Road  
Warwick Assessor's Plat: 223  
Warwick Assessor's Lots: 152 & 174  
Applicant: AJC Development  
Owner: Vincent & Jillian Gebhart  
Peter J. Lewis Trustee  
Zoned: A-15-Residential  
Total Land Area: 33,907 square feet  
Ward: 9  
Surveyor: Alpha Associates, LTD

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**PLANNING DEPARTMENT • BRUCE KEISER, DIRECTOR  
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009**

### **Project Scope**

The Applicant is seeking Preliminary Approval of a Major Subdivision. The Applicant proposes to subdivide (2) lots, merged by use, to create (2) two lots; (1) one 19,796 square foot lot, with an existing single-family dwelling, and (1) one new 14,111 square foot lot for the development of a single-family, on a lot with less than required land area, in an A-15 Residential Zoning District.

The Applicant received conditional Master Plan Approval at the regularly scheduled July 2020 Planning Board meeting and Zoning Board of Review Approval, Petition No. 10664 in August of 2020.

**B. Public Hearing  
Major Land Development  
298 Kilvert Street  
Preliminary**

Location:	298 Kilvert Street
Assessor's Plat:	278
Assessor's Lots:	144
Applicant:	Great Point Group LLC
Existing Zone:	General Industrial (GI)
Proposed Zone:	A-7 Planned District Residential (PDR)
Area:	6.8 acres
Ward:	3
Surveyor	Garofalo & Associates, Inc.

### **Project Scope**

The Applicant is seeking Preliminary Approval of a Major Land Development Project. The Applicant is requesting a combined Preliminary/Final Approval of a Major Land Development to allow for a (73) seventy-three unit, multi-family residential development; (54) fifty-four townhouse style units with access to Kilvert Street and (19) nineteen single-family style units with access to Graystone Street, on a lot with less than required front-yard setback, less than required separation between buildings, less than required parking, parking within 15' of a residential structure, and parking within the front-yard and corner side-yard setbacks, in an A-7 Planned District Residential (PDR), Zoning District.

The Applicant received conditional Master Plan Approval along with a favorable recommendation to the City Council for the Comprehensive Plan Amendment and Zone Change at the January 2021 regularly scheduled meeting. The Applicant received City Council Approval of the Comprehensive Plan Amendment and Zone Change at the February 2021 regularly scheduled Council Meeting.

**C. Public Informational Meeting  
Major Land Development  
Waterside @ Little Pond  
Zone Change Recommendation  
Conditional Master Plan Approval**

Location: 686 Sandy Lane  
Assessor's Plat: 350  
Assessor's Lots: 583  
Applicant: Centerville Builders  
Existing Zoning: A-10-Residential  
Proposed Zoning: A-10 Planned District Residential (PDR)  
Land Area: 3.3 acres  
Ward: 6  
Engineer: Garofalo & Associates

**Project Scope**

The Applicant is seeking conditional Master Plan Approval of a Major Land Development and a Zone Change Recommendation. The Applicant is requesting Master Plan Approval and a Zone Change Recommendation from A-10 Residential to A-10 Planned District Residential (PDR), to allow for the development of a (20) twenty-unit, multi-family residential, duplex-style development; with less than required front-yard setbacks, separation between buildings and parking within 15' of a residential structure, in an A-10 Planned District Residential (PDR).

**D. Public Informational Meeting  
Major Subdivision  
1126 Buttonwoods Avenue  
Conditional Master Plan**

Location: 1126 Buttonwoods Avenue  
Clarence Court  
Isabel Court  
Warwick Assessor's Plat: 374  
Warwick Assessor's Lots: 11 & 12  
Applicant: Stephanie Simmering  
David J. Splaine, Jr. & Deborah J. Nelson  
Warwick Zoning: A-40-Residential  
Area: 36,997 square feet  
Ward: 6  
Surveyor: Ocean State Planners, Inc.

### **Project Scope**

The Applicant is seeking conditional Master Plan Approval of a Major Subdivision. The Applicant proposes to reconfigure (2) two existing lots, to create (2) two lot; (1) one new 12,693 square foot lot, having less than required land area, frontage, lot width, and setbacks, with a pre-existing, non-conforming single-family dwelling; and (1) one new 24,304 square foot lot with less than required land area, frontage and lot width for the development of a single-family dwelling in and A-40 Residential Zoning District.

**E. Public Informational Meeting  
Major Land Development Project  
2245 Post Road  
Conditional Master Plan Approval**

Applicant:	Gold Coast Properties RI 1, LLC
Owners:	JT Development Partners, LLC
Location:	2245 Post Road, Warwick, RI 02886
Assessor's Plat:	323
Assessor's Lot:	008
Zoning District:	General Business
Area:	2.42 +/- acres
Ward:	3
Engineer:	DiPrete Engineering

### **Project Scope**

The Applicant is requesting Conditional Master Plan Approval of a Major Land Development Project to construct a 122-room hotel with supportive parking, landscaping, and related infrastructure on the subject parcel. The Applicant is also requesting a recommendation to the Zoning Board of Review (ZBR) for a dimensional variance for greater-than-allowed building height (Section 302, Table 2B. Dimensional Regulations & Section 304.9).

Access/egress to the site will be provided from two site driveways from Post Road (Route 1). The site is bordered to the north by a restaurant, to the west by the Amtrak rail corridor, and to the south by a vacant parking lot

**E. Public Informational Meeting  
Major Land Development  
Ortho RI at the Crossings  
Request for Time Extension of Master Plan Phase II**

Location: 801 Greenwich Avenue  
Assessor's Plat: 257  
Assessor's Lot: 10  
Owners: Greenwood Realty Associated Limited Partnership  
Applicant: Greenwood Realty Associated Limited Partnership  
Current Zone: Office (O) with Planned District Residential Overlay  
Proposed Zone: Same  
Number of lots: One (1)  
Number of proposed lots: One (1)  
Area: 19.45 Acres  
Ward: 8  
Engineer: DiPrete Engineering

**Project Scope**

The applicant is requesting a one year extension of the vesting of a Master Plan, Phase II approval originally granted on August 10, 2018. A one (1) year extension of the Master Plan, Phase II approval was granted by the Planning Board on July 9, 2020.

In addition to the 100,000 sf medical office building approved under Phase I of the project, Phase II includes the future construction of 216 dwelling units, in seven (7), four story buildings, which yields a density of 12 units per acre. The project also includes a 5,500 sf club house and pool as accessory uses to the residential component. The prior Phase I approval of the commercial building, roadway, and associated landscaping is complete and not affected by this proposed extension.

**F. Public Informational Meeting  
Major Land Development Project  
126 Bellows Street  
Conditional Master Plan Approval**

Applicant: Deslandes Realty, L.L.C.  
Owners: Deslandes Realty, L.L.C.  
Location: 126 Bellows Street  
Assessor's Plat: 291  
Assessor's Lots: 080  
Zoning District: Light Industrial (LI)  
Area: 3.39 +/- acres  
Ward: 1  
Engineer: Darveau Land Surveying, Inc.

### **Project Scope**

The Applicant is requesting Conditional Master Plan Approval of a Major Land Development Project to construct a one story 10,800 SF +/- commercial garage building with associated parking, landscaping, and related appurtenances on the subject parcel. The existing parking and storage areas will also be formalized and reorganized.

The Applicant is also requesting a recommendation to the Zoning Board of Review (ZBR) for a use variance for more than one use on a lot as well as dimensional relief for less than required setback to a property line and less than required parking.

Access/egress to the proposed garage will be provided from one (1) full width curb cut on Bellows Street, a City owned right of way. Industrial uses lie to the north and east of the site. The parcel borders the A-7 residential zone to the west and south.

#### **G. Public Informational Meeting Major Land Development Project 35 West Shore Road (Route 117) Conditional Master Plan Approval**

Applicant:	RJB Realty (Lot 2)/ E&J West Shore Realty, LLC. (Lots 4 and 502)
Owners:	RJB Realty (Lot 2)/ E&J West Shore Realty, LLC. (Lots 4 and 502)
Location:	35 West Shore Road
Assessor's Plat:	319
Assessor's Lots:	2, 4, & 502
Zoning District:	General Business (GB)
Area:	.94 +/- acres
Ward:	4
Engineer:	Crossman Engineering

### **Project Scope**

The Applicant is requesting Conditional Master Plan Approval of a Major Land Development Project to merge three (3) lots into one, demolish three (3) existing buildings and construct a new 5,907 SF fast food restaurant (3,657 SF +/- first Floor/ 2,250 SF basement) with drive thru window. The development also includes parking, landscaping, and related appurtenances.

The Applicant is also requesting a recommendation to the Zoning Board of Review (ZBR) for a dimensional variance for less than required parking, and a special use variance for the relocation of an existing electronic messaging board (LED Sign) from an adjacent land parcel.

Access/egress to the site will be provided by two site driveways. One (1) ingress only curb cut and one (1) full width curb cut on West Shore Road (Route 117) in the vicinity of Hoxie 4 Corners. Areas to the north, east, and west of the site include a mixture of small service based retail establishments in the General Business (GB) zone.

The site is bordered to the south by small parcel located in the General Business (GB) zone with a 55' +/- wooded buffer to a nearby residential neighborhood in the A-7 zoning district.

**H. Public Informational Meeting**  
**Major Land Development Project**  
**2055 Warwick Avenue (Route 117A)**  
**Conditional Master Plan Approval**

Applicant: Colbea Enterprises, L.L.C.  
Owners: Eugenia L. Illiano Revocable Trust  
Location: 2055 Warwick Avenue (Route 117A)  
Assessor's Plat: 328  
Assessor's Lots: 408, 409, 410, 411, & 412  
Zoning District: General Business (GB)  
Area: 1.18 +/- acres  
Ward: 3  
Engineer: DiPrete Engineering

**Project Scope**

The Applicant is requesting Conditional Master Plan Approval of a Major Land Development Project to merge five (5) existing parcels into one (1), demolish an existing building, and construct a 4,600 SF +/- gas station with drive thru window, parking, landscaping, and related appurtenances on the subject parcel.

The Applicant is also requesting a recommendation to the Zoning Board of Review (ZBR) for a requested Special Use Permit (SUP) to allow a "Gas station (no repairs), may include convenience and/or grocery retail" under use code 421, as well as requested dimensional relief for less than required size of the loading area, less than required setback to a residential use, and less than required setback to a freestanding sign.

Access/egress to the site will be provided from two site driveways. One (1) full width curb cut on Warwick Avenue (Route 117A) and one (1) full width curb cut onto Betsey Williams Drive. The Existing access/ egress on Ansonia Road will be eliminated. Areas to the north, east, and south of the site include a mixture of small service based retail establishments. The site is bordered to the west by a residential neighborhood zoned A-7.

- IV. Reports**—Discussion ONLY, NO Action, NO Vote:
- A.** Director/Administrative Officer's Monthly Report  
Administrative Subdivisions:
- Dickerson Marina Plat AP. 365; Lots 157-166 & 172
- Minor Subdivision:
- Carpenter Street Plat AP. 347; Lot 360

**V. Adjournment**